



Petition Number: 1505-DDP-08

Subject Site Address: South side of 186th Street, east of Grand Park Boulevard

Petitioner: D&W Farms, Inc. by Sterling Development Consultants and Weihe Engineers

Request: Detailed Development Plan review for a 153-room +/- **Cambria Hotel & Suites** on Lot 6 in the Grand Park Village – Lake Village Subdivision, Section 2.

Current Zoning: Grand Park PUD District Ordinance No. 12-46

Current Land Use: Vacant

Approximate Acreage: 3.91 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations (revised)
5. Landscape Plan
6. Lighting Plan

Property History:

- 1209-PUD-09 PUD District Ordinance 12-46 (12/10/12)
- 1405-SPP-11 Primary Plat (06/16/14)
- 1504-SFP-14 Secondary Plat, Section 1 (pending)
- 1505-PUD-08 PUD District Amendment (pending)
- 1505-DDP-08 Cambria Detailed Development Plan (pending)
- 1505-SFP-16 Secondary Plat, Section 2 (pending)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 3.91-acre+/- site is Lot 6 of the proposed Grand Park Village – Lake Village Subdivision, located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 153-room+/- hotel.



The petition was reviewed by the Technical Advisory Committee at its April 21, 2015, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's May 4, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46 (the "PUD District Ordinance"). The underlying zoning district of the property is the General Business (GB) District. The petitioner has also filed a request to amend the PUD District Ordinance (see Petition No. 1505-PUD-08) (the "PUD Amendment") with respect to the applicable architectural standards. The PUD Amendment was introduced at the April 13, 2015, City Council meeting, and also received its public hearing at the Plan Commission's May 4, 2015, meeting. The review comments herein include the proposed PUD Amendment standards.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.

- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 12) Location of all Floodplain areas within the boundaries of the property.
 - 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
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DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 24) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 25) Minimum Building Setback Lines
 - a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 26) Minimum Lot Width: No minimum
- 27) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 28) Minimum Building Size: None (Article 6(E)(3) of PUD)

DEVELOPMENT AND ARCHITECTURAL STANDARDS

The plans comply, except for those items identified as outstanding below:

- 29) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 30) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 31) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

Comment: This standard is subject to the pending PUD Amendment (1505-PUD-08). If the pending amendment is approved, then plans comply.

- 32) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.
- 33) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable, except for those items identified as outstanding below, that need addressed prior to approval:

- 34) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

- 35) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the PUD District standards.

- 36) Building Standards (Article 6.4)

- 37) Fence Standards (Article 6.5)

- 38) Height Standards (Article 6.6)

- 39) Landscaping Standards (Article 6.8)

a) General Screening Standards (Article 6.8(H))

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

d) External Street Frontage Landscaping

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping



g) Perimeter Parking Area Landscaping

40) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

- a) PUD District Standards (Article 6(G) and (J) of PUD):
 - i) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - ii) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - iii) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
 - iv) Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.
- b) Parking Spaces (Article 6.14(G))
- c) Bicycle Parking (Article 6.14(H))

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.



47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Easement Standards (Article 8.3)

50) Pedestrian Network Standards (Article 8.7)

51) Street and Right-of-Way Standards (Article 8.9)

52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

PUBLIC HEARING COMMENTS

At the May 4, 2015, public hearing, the Plan Commission requested the petitioner's consideration to revise the south and west elevations by incorporating colors and roofline treatments similar to the proposed east and north elevations.

In response, the Petitioner has modified the south and west elevations (see **Exhibit 4**).

DEPARTMENT COMMENTS

1) The Detailed Development Plan complies with the applicable zoning ordinances, subject to the Plan Commission's consideration and the Council's subsequent approval of the proposed PUD Amendment.

2) **Recommendation:**

The Department recommends **approving the petition with the following conditions:**

1. **Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1505-PUD-08 / Council Ordinance No. 15-10); and**
2. **All necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain easement, shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.